

**NETSTREIT Corp.**  
**Vendor Code of Conduct**

NETSTREIT Corp. (“NETSTREIT” or the “Company”) is committed to fair and ethical business conduct consistent with our Code of Business Conduct and Ethics, which extends to the relationships the Company has with its vendors, including suppliers, service providers or other third parties engaged to work on behalf of NETSTREIT.

Though our vendors are independent entities, the business practices and operations of our vendors impact our business in material ways, and in order to enhance our corporate responsibility efforts, it is duly important that our vendors acknowledge the guidelines set forth by this Vendor Code of Conduct (the “Code”).

The Vendor Code of Conduct cannot address or anticipate every legal, environmental, social, or ethical concern that may arise in connection with services provided by a vendor, therefore the Company expects vendors to operate in accordance with the expectations outlined in this Code and comply with all applicable laws, rules, and regulations that govern their business activities. This Code supplements the terms of any agreement between NETSTREIT and the vendor, and in no way alters or amends the terms of any agreement with any vendor.

**ETHICAL BUSINESS PRACTICES**

**Anti-Bribery and Anti-Corruption**

NETSTREIT does not tolerate corruption or bribery in any form, therefore NETSTREIT expects vendors to fully comply with the requirements of all applicable domestic and foreign anti-corruption laws, including but not limited to the U.S. Foreign Corrupt Practices Act and the Bank Bribery Act.

**Antitrust; Competition and Fair Dealing**

NETSTREIT expects vendors to comply with applicable antitrust and fair competition laws. Unethical business practices such as improper exchange of competitive information, price fixing, bid rigging, or improper market allocation are prohibited.

**Privacy and Data Protection**

NETSTREIT requires that all confidential information shared with vendors or their subcontractors be adequately safeguarded, and requires that any such information not be accessed, disseminated, or otherwise disclosed to any third party except as expressly authorized by NETSTREIT in writing and in compliance with any existing agreement between NETSTREIT and the vendor. Vendors and their sub-contractors must comply with all applicable laws and regulations governing data security, privacy, record retention, and data destruction.

## **HUMAN RIGHTS**

Vendors should commit to conducting business in accordance with applicable United States equal employment opportunity laws and supporting and promoting the principles of the United Nations Universal Declaration of Human Rights. NETSTREIT expects our vendors to treat people with respect and dignity, encourage diversity, promote equal opportunity for all, and help create an inclusive culture.

### **Work Hours, Wages and Benefits**

The Company expects its vendors to comply with relevant legislation on wages, working hours, overtime, and benefits and other labor laws.

### **Child Labor**

The Company expects its vendors to prohibit the use of child labor and should take the necessary preventive measures to ensure that they do not employ anyone under the local minimum working age laws. The Company commits to cooperate with relevant authorities to address any violations or suspected violations of child labor laws.

### **Forced Labor and Human Trafficking**

The Company prohibits the use of all form of forced labor and human trafficking and maintains a zero-tolerance approach to instances of vendors who violate these standards. The Company expects its vendors will similarly be free of labor rights abuses including forced labor and human trafficking. Should the Company become aware of violations, it is committed to working with relevant authorities to address the violations of forced labor and human trafficking laws.

### **Freedom of Association**

The Company expects vendors to adhere to applicable labor and employment laws regarding the right for employees to freely associate and bargain collectively without fear of retaliatory action, intimidation, or harassment.

### **Nondiscrimination**

The Company expect its vendors commit to maintaining a working environment free from discrimination and harassment related to race, color, nationality, social origin, ethnicity, religion, sexual orientation, gender identity, gender expression, religious beliefs or religious identity, disability, political opinion, and other elements of personal identity captured by statutes or regulations.

## **ENVIRONMENT, HEALTH, AND SAFETY**

The Company is committed to providing a safe and healthy working environment and to avoiding impact and injury to the environment and the communities in which it does business. The Company expects vendors to comply with applicable environmental laws, including regarding hazardous materials, air emissions, waste, and wastewater discharges as well as incorporate health and safety management practices into all aspects of their business and comply with all applicable safety and health laws, including in the areas of occupational safety, emergency

preparedness, occupational injury and illness, industrial hygiene, physically demanding work, machine safeguarding, sanitation, food, and housing.